

MAPUSA MUNICIPAL COUNCIL
MAPUSA-GOA.

Ref. No. MMC/ENGG/08/1911/2025-26 Date: 22/05/25.

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the Residential building approved vide Original Construction Licence No. CONSTLIC/MAPUSA/2022-2023/12; dated 02/12/2022, in Property bearing Chalta No. 5/3 of P. T. Sheet No. 27 situated at Mapusa - Goa subject to the following conditions:-

- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : **Stilt floor, Upper Ground floor, First floor, Second floor & Third floor of the Residential Building and Swimming Pool. (R.C.C. Framed Structure) are :**

Floor	Area	No. of Units	Purpose
Stilt Floor	285.68 m2	-	Parking
Upper Ground Floor	338.33 m2	4 Flats	Residential
First Floor	327.03 m2	4 Flats	Residential
Second Floor	336.68 m2	4 Flats	Residential
Third Floor	327.03 m2	4 Flats	Residential
Fourth Floor	104.61 m2	-	Swimming Pool
Total	1719.36 m2		

For details please refer Annexure 'A'

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dtd. 06/12/2024 from Engineer Mr. Dattaprasad Khalap (TCP Reg. No. SE/25/2010) and Completion Certificate dtd. 06/12/2024 from Architect Mr. Siddharth D. Naik, (TCP Reg. No. AR/0027/2010)
- This Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA vide Ref. No.NGPDA/M/1923/2790/2025 dtd. 18/02/2025.




(Chandrakant B. Shetkar)
Chief Officer
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- This Occupancy Certificate has been approved based on the NOC from Sanitary point of view issued by the Directorate of Health Services, Govt. of Goa, Urban Health Centre, Mapusa, vide ref. No. DHS/2025/DHS0401/O0029/7 dtd. 19/03/2025.
- This Occupancy Certificate is granted based on final NOC issued by P.W.D., Mapusa vide Ref: No. PWD/SDII/WS/F.10/902/2024-25; Dtd. 13/03/2025.
- This Occupancy has been approved based on NOC issued by Electricity Dept, vide Ref. No. AE-I (U)/VI/O&M/2024-25/Tech-40/2313; dt. 18/03/2025
- This Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs.1,20,000/- is paid vide receipt No. 02386; dt. 16/05/2025.
- Fees for NOC for Power connection of Rs.17,000/- is paid vide receipt No. 02387; dt. 16/05/2025.
- Fees for NOC for Water connection of Rs.1,000/- is paid vide receipt No. 02388; dt. 16/05/2025.


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- Fees for Reinstatement charges for road cutting of Rs.5,000/- is paid vide receipt No.02382; dt.16/05/2025
- Recovery towards Construction Licence fees of Rs.2,65,629/- is paid vide receipt No. 02382, 02383, 02384 & 02385; dt. 16/05/2025.
- Recovery of fees of Rs.1,06,092/- towards Labour Cess is paid through RTGS mode to The Secretary, The Goa Building and Other Construction Workers Welfare Board, Panaji – Goa.


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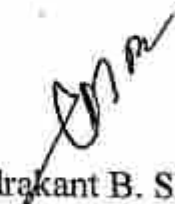
To,
Mr. Casmiro Charles Mario Lobo,
Office No.11 and 11-A,
2nd Floor, Buildmore Business Park,
Khorlim, Mapusa-Goa.

Copy for information to

- i) The Member Secretary, NGPDA, Panaji-Goa.
- ii) The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.II, DXVII (WS), PWD, Mapusa - Goa.
- iii) The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
- ✓ iv) The Health Officer, Urban Health Center, Mapusa, Goa.

ANNEXURE 'A'

Floors	Area of Unit	Floor Area
Stilt Floor (Parking)	285.68 m²	285.68 m²
<u>Upper Ground Floor</u>		
Flat No.-UGF001	106.56 m ²	338.33 m²
Flat No.-UGF002	62.97 m ²	
Flat No.UGF003	106.57 m ²	
Flat No.UGF004	62.23 m ²	
<u>First Floor</u>		
Flat No.-FF101	95.71 m ²	327.03 m²
Flat No.-FF102	63.26 m ²	
Flat No.FF103	101.68 m ²	
Flat No.FF104	66.38 m ²	
<u>Second Floor</u>		
Flat No.-SF201	100.91 m ²	336.68 m²
Flat No.-SF202	63.01 m ²	
Flat No.SF203	106.64 m ²	
Flat No.SF204	66.12 m ²	
<u>Third Floor</u>		
Flat No.-TF301	95.71 m ²	327.03 m²
Flat No.-TF302	63.26 m ²	
Flat No.TF303	101.68 m ²	
Flat No.TF304	66.38 m ²	
<u>Fourth Floor</u>		
Swimming Pool	104.61 m ²	104.61 m²
Total		1719.36 m²


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